



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-020 / 12335-00000-00166
Date Received: 4/2/12
Application Accepted By: S. Pine Fee: \$7610
Comments: Case Planner: Mr. Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5049 EDWARDS FARMS RD Zip 43221
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-243355

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) RESIDENTIAL - R Requested Zoning District(s) L-ARLD

Recognized Area Commission Area Commission or Civic Association NONE

Proposed Use or reason for rezoning request: APARTMENTS

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 14.285 ACRES
[Columbus City Code Section 3309.14]

APPLICANT:

Name CONNIE J. KLEMA, ATTORNEY
Address 145 E. RICH ST., 2ND FLOOR City/State COLUMBUS OH Zip 43215
Phone # 614 469 922 Fax # Email CKLEMA@RRDHIO.COM

PROPERTY OWNER(S):

Name DELTA RIVER LTD.
Address 4466 DUBLIN Rd City/State COLUMBUS OH Zip 43221
Phone # N/A Fax # N/A Email N/A
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name CONNIE J. KLEMA, ATTORNEY
Address 145 E. RICH ST., 2ND FLOOR City/State COLUMBUS OH Zip 43215
Phone # 614 469 922 Fax # Email: CKLEMA@RRDHIO.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Connie J. Klema, Attorney
PROPERTY OWNER SIGNATURE Connie J. Klema, Attorney on behalf of DELTA RIVER LTD.
ATTORNEY / AGENT SIGNATURE Connie J. Klema, Attorney

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

242-020

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010243355

Zoning Number: 5049

Street Name: EDWARDS FARMS RD

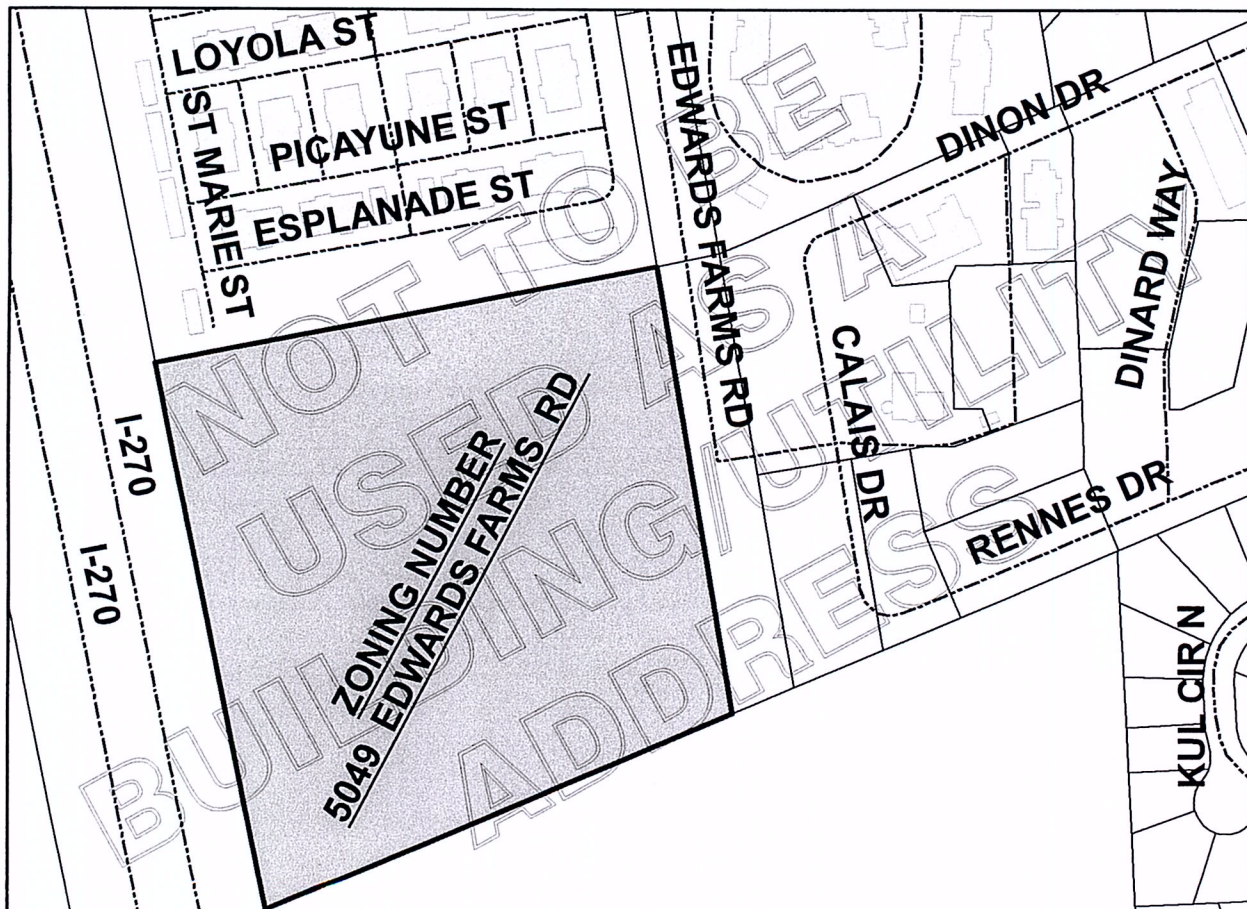
Lot Number: N/A

Subdivision: N/A

Requested By: CONNIE KLEMA, ATTORNEY

Issued By: Edyana Amarian

Date: 3/28/2012



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 7442



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

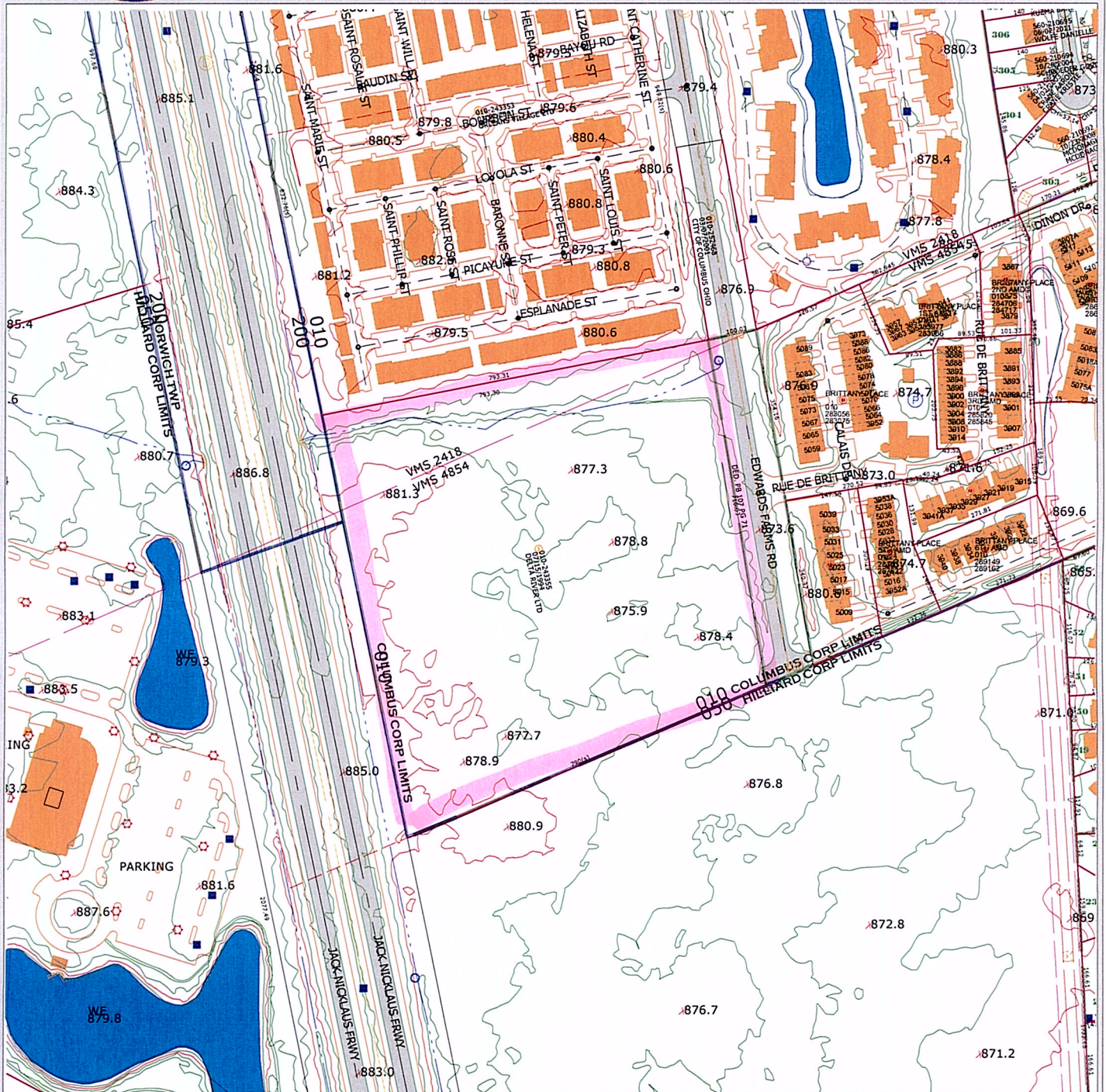
212-020



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 4/2/12



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klema, Attorney
of (1) MAILING ADDRESS 145 E. Rich St, 2nd Floor, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5049 EDWARDS FARMS RD
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 4/2/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) DELTA RIVER LTD.
4466 DUBLIN RD.
COLUMBUS, OH 43221

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

CONNIE J. KLEMA, ATTORNEY
(614) 469-9122

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Connie J. Klema

Subscribed to me in my presence and before me this 30th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here

JAMES R. LEICKLY ATTORNEY AT LAW
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

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City of Columbus
Real Estate Management
90 W. Broad St. RM 425
Columbus, OH 43215

Laura L Delaney
5059 Calais Dr.
Columbus, OH 43221

Delta River Ltd.
4466 Dublin Rd.
Columbus, OH 43221

Farms At Hayden Run Ltd.
495 S. High St. Ste 150
Columbus, OH 43215

Geoffrey W. Martin
5009 Calais Dr.
Columbus, OH 43221

Grandbridge RE Cap LLC
Attn: Theresa Castillo
227 W. Trade St. Ste 400
Charlotte, NC 28202

Wolfpert Enterprises Ltd.
2592 Canterbury Rd.
Columbus, OH 43221

Connie J. Klema, Attorney
145 E. Rich St.
2nd Floor
Columbus, OH 43215

212-020

LIMITATION TEXT

PROPOSED DISTRICT: L-ARLD
PROPERTY ADDRESS: 5049 Edwards Farms Rd.
OWNER: Delta River Ltd.
APPLICANT: Connie J. Klema, Attorney
DATE OF TEXT: April 2, 2012
APPLICATION NUMBER: Z12- 020

1. INTRODUCTION: The site is located south of Hayden Run Road between Edwards Farms Road on the east and Interstate 270 on the west. The site is currently zoned Residential-R. The applicant is seeking rezoning of the property to the L-ARLD zoning district to develop 228 residential units.

2. PERMITTED USES: Those uses permitted in Section 3333.02, ARLD of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 228.
2. There shall be a perimeter yard of twenty-five feet (25') and a minimum building setback from I-270 right-of-way of fifty feet (50').
3. The apartment buildings shall be a combination of two (2) and three (3) story buildings with parking accommodated by surface parking and detached garages.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

All circulation, curb cuts, parking, and access points shall be subject to the review and approval of the City's Division of Planning and Operations.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. The developer shall install ornamental trees 40 feet on center within the twenty-five foot (25') perimeter yard along Edwards Farms Road.
2. The developer shall install a mixture of shade, ornamental, and/or evergreen trees 40 feet on center within the twenty-five foot (25') perimeter yard along the south and north property lines.
3. Minimum size of all trees at installation shall be:

Shade/deciduous trees at 2 ½ inch caliper;
Ornamental trees 1 ½ inch caliper; and
Evergreen trees 5 feet in height.

4. All trees and landscaping shall be maintained in a healthy state. Dead or decaying material shall be removed and replaced with healthy like-kind material within six (6) months of removal or the next planting season, whichever occurs first.

5. Dumpsters shall be screened on three sides by a wall, fence and/or landscaping to a height of at least six (6) feet.

D. Building Design and Exterior Treatment Commitments.

Buildings will be finished on the exteriors with a mixture or single application of brick, stone veneer, wood, cement wood siding, and/or beaded vinyl siding.

E. Lighting and other Environmental Commitments.

1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that the clubhouse building, rental office, display/signage areas, and landscaping may be up-lighted from a ground source.

2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

3. The development may include a clubhouse, pool, and other such recreational areas/facilities for residents of the site.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

The Parkland Dedication shall be in compliance with the requirements of the City Columbus Recreation and Parks Department.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

SIGNATURE:

DATE:



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FLOOR
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>VISION DEVELOPMENT, INC.</u> <u>3300 RIVERSIDE DRIVE</u> <u>SUITE 100</u> <u>COLUMBUS, OH 43221-1726</u> <u>c/o CONNIE KLEMA, ATTORNEY</u> <u>614-469-9122</u>	2.
3. <u>2 COLUMBUS BASED EMPLOYEES</u>	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klem

Subscribed to me in my presence and before me this 30th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

JAMES R. LEICKLY, ATTORNEY AT LAW
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

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26971115

Z12-020

R to C-ARLD

POOR ORIGINAL
FOR PURPOSES ONLY

EXHIBIT "A"

TRACT 1
14.283 Acres
June 21, 1994

Situated in the State of Ohio, Franklin County, Norwich Township, being a part of Virginia Military Survey No. 2418 and No. 4854, and being a part of the 87.92 acre tract conveyed to Clyde M. Vaughn by deed of record in O.R. 15751 816, of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of Hayden Run Road, said spike being the Northeast corner of said original 87.92 acre tract;

Thence South 09 degrees 40 minutes 02 seconds East, 2432.49 feet, along the East line of said 87.92 acre tract to a 3/4" iron pin found, said pin being at a corner of said 87.92 acre tract, also being on the line between VHS #2418 and VHS #4854;

Thence South 79 degrees 01 minutes 49 seconds West, 100.03 feet, along an existing fence line, to a 5/8" rebar set on the line between the City of Columbus and Norwich Township, also being the true point of beginning of the tract of land herein intended to be described;

Thence South 09 degrees 40 minutes 02 seconds East, 716.03 feet, across said 87.92 acre tract and along said line between the City of Columbus and Norwich Township, to a 5/8" rebar set in the south line of said 87.92 acre tract;

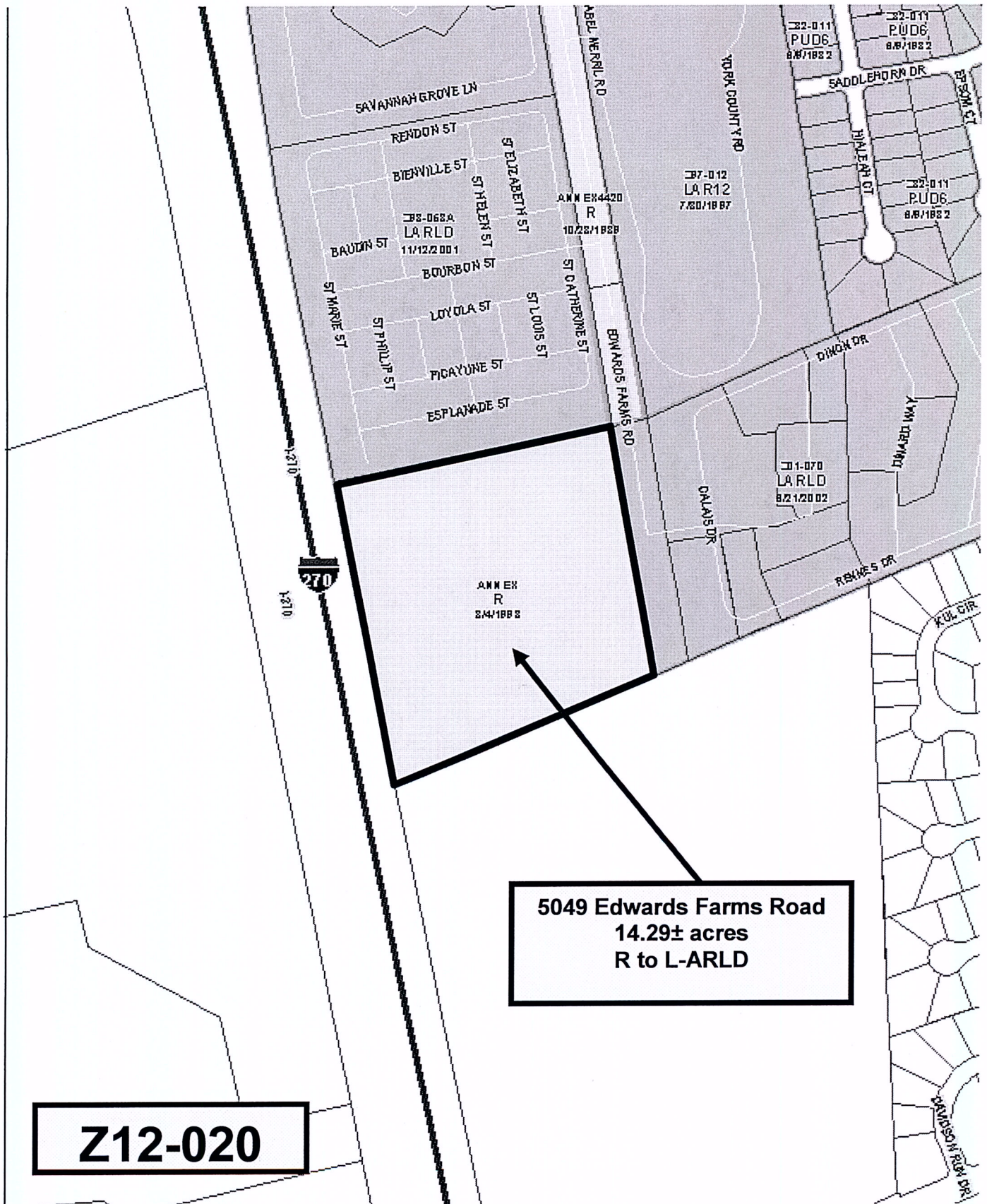
Thence South 66 degrees 57 minutes 36 seconds West, 784.48 feet, along the south line of said 87.92 acre tract, to a 5/8" rebar set on the east Right-of-Way line of Interstate 270, also being the southwest corner of said 87.92 acre tract;

Thence North 11 degrees 36 minutes 49 seconds West, 879.94 feet, along the west line of said 87.92 acre tract, and the east Right-of-Way line of I-270, to a 5/8" rebar set;

Thence North 79 degrees 01 minutes 49 seconds East, 793.30 feet, along an existing fence line, to the point of beginning, containing 14.283 acres of land, more or less, and being subject to all easements, restrictions and rights-of-way of record.

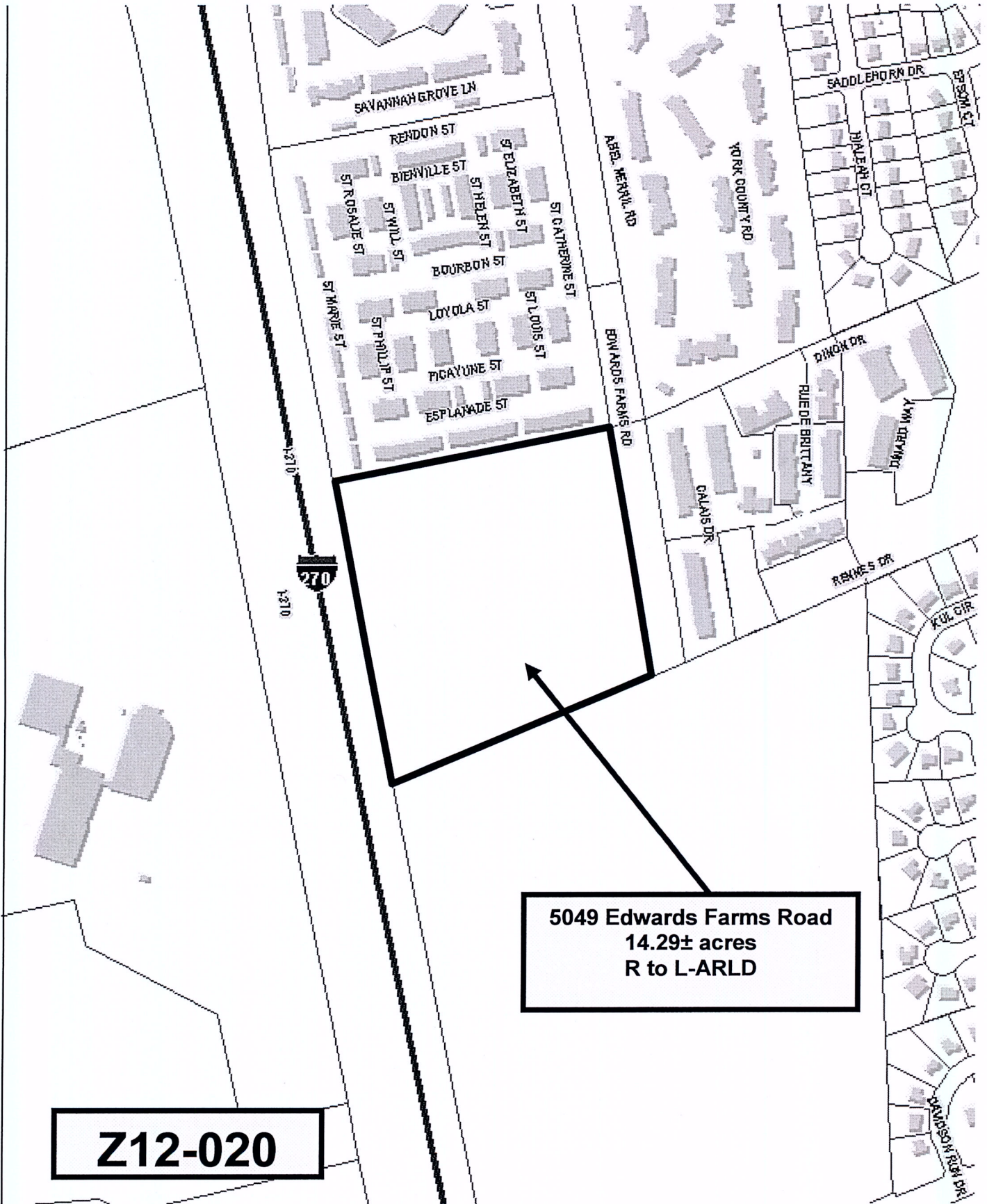
The bearings shown above are based on the centerline of Interstate 270 as being North 11 degrees 36 minutes 49 seconds West as shown on ODOT drawing FRA-270-3.47N.

0-61-A
Split
14.285A
Out of
195
(200)



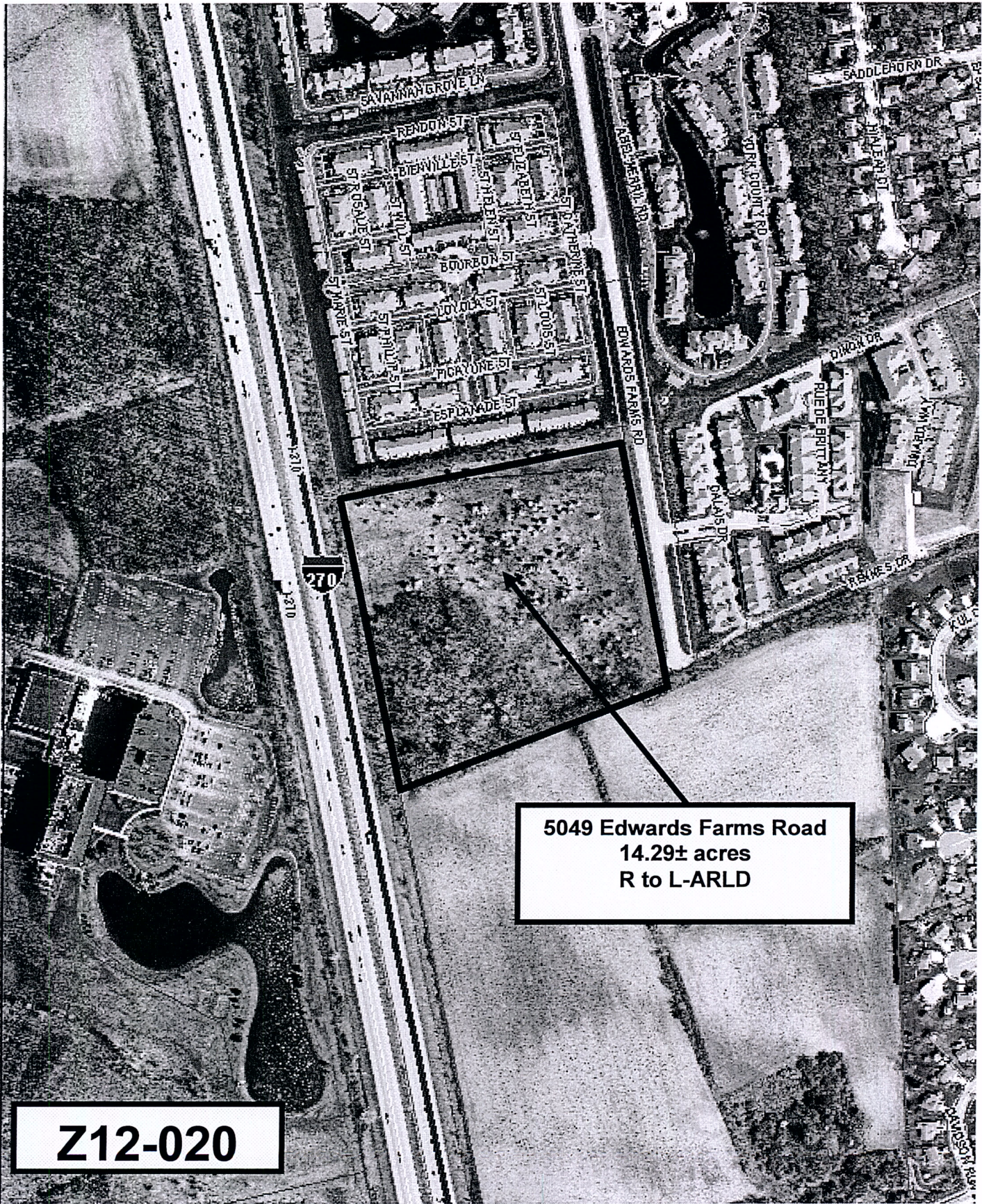
5049 Edwards Farms Road
14.29± acres
R to L-ARLD

Z12-020



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14.29± acres
R to L-ARLD

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14.29± acres
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